

COMMUNITY FACILITY ZONE (CF)**22.1 USES PERMITTED**

No *person* shall within any CF Zone *use any lot or erect, alter or use any building or structure* for any purpose except for one or more of the following CF uses:

22.1.1 Residential Uses

a *dwelling unit accessory to a permitted non-residential use.*

22.1.2 Non-Residential Uses

an administrative office of the *Corporation*, the *County*, the Province of Ontario or the Dominion of Canada;
 an ambulance, police or fire depot;
 an *assembly hall*;
 a cemetery;
 a *church*;
 a community centre;
 a *fairground*;
 a fraternal lodge or institutional hall;
 a *funeral home*;
 a *home for the aged*;
 a *hospital, public or private*;
 a *hostel*;
 a monastery;
 a museum;
 a *nursing home*;
 a *nursery school*;
 a *parking lot*;
 a *private school*;
 a *public school*;
 a *public library*;
 a *recreational building (indoor sports)*;
 a *retirement home*;
 a YMCA or YWCA
 a *Group Home Type 1*;
 a *Group Home Type 2*;
 an *emergency care establishment.*

22.2 ZONE PROVISIONS

No *person* shall within any CF Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

- 22.2.1.1 Where an *accessory dwelling unit* is attached to or otherwise forms part of the *main building* in the Community Facility Zone, no additional zone provisions beyond those that apply to the said *main building* in Table 22.2 shall apply.

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22.2.1.2 Where a detached *accessory dwelling unit* is *erected, altered or used* on the same *lot* as the principal use in the Community Facility Zone, the provisions of Table 22.2 shall be cumulative.

TABLE 22.2 – ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
Lot Area Minimum	465 m ²	650 m ²
Lot Coverage Maximum for all <i>main buildings</i> and <i>accessory buildings</i>	35% of the <i>lot area</i>	30% of the <i>lot area</i>
Lot Frontage Minimum	15 m	20 m
Lot Depth Minimum	28 m	no provision
Front Yard Depth Minimum	6.0 m	10.0 m
Rear Yard Depth Minimum	7.5 m	10.0 m
Interior Side Yard Width Minimum	3.0 m on one side and 1.2 m on the other side, except that where a garage or carport is attached to or is within the <i>main building</i> on the <i>lot</i> , or the <i>lot</i> is a <i>corner lot</i> , the minimum interior side yard width shall be 1.2 m	5.0 m
Exterior Side Yard Width Minimum	4.5 m	10.0 m
Setback Minimum distance	18.5 m from the centerline of an arterial road as designated on Schedule “B” of this By-Law and 17.0 m adjacent to an <i>exterior side yard</i> (Amended by By-Law 8847-13)	22.5 m from the centerline of an arterial road as designated on Schedule “B” of this By-Law. Amended by By-Law 8847-13)

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TABLE 22.2 – ZONE PROVISIONS		
Zone Provision	Residential Uses	Non-Residential Uses
Landscaped Open Space		
Minimum	30% of the <i>lot area</i>	35% of the <i>lot area</i>
Height		
Maximum	11.0 m	8 storeys
Number of Accessory Dwelling Units Per Lot		
Maximum	1 unit	n/a
Parking, Accessory Buildings, etc.	In accordance with the provisions of Section 5 herein	

22.3 SPECIAL PROVISIONS**22.3.1 CF-1 WOODSTOCK GENERAL HOSPITAL (KEY MAP 46)**

22.3.1.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CF-1 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

- a public hospital;*
- an ambulance depot;*
- a business or professional office;*
- a parking lot.*

22.3.1.2 That all other provisions of the CF Zone in Section 22.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

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COMMUNITY FACILITY ZONE (CF)**22.3.2 CF-2 DEVONSHIRE AVENUE AT VANSITTART AVENUE (KEY MAP 22)**

22.3.2.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CF-2 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

an *assembly hall*;
 a cemetery;
 a *church*;
 a community centre;
 an *emergency care establishment*;
 a fraternal lodge or institutional hall;
 a *funeral home*;
 a *Group Home Type 1*;
 a home for the aged;
 a *hostel*;
 a *medical clinic*;
 a monastery;
 a museum;
 a *nursing home*;
 a *nursery school*;
 a *parking lot*;
 a *private school*;
 a *public school*;
 a *private or public hospital*;
 a *public library*;
 a *recreational building (indoor sports)*;
 a *retirement home*;
 any *use accessory to a permitted use*.

22.3.2.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CF-2 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

22.3.2.2.1 Parking:

Minimum	1 <i>parking space</i> per 75 square metres of <i>gross floor area</i>
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22.3.2.2.2 That all other provisions of the CF Zone in Section 22.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

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COMMUNITY FACILITY ZONE (CF)**22.3.3 CF-3 NORWICH AVENUE / FYFE AVENUE (KEY MAP 73)**

22.3.3.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CF-3 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a business or professional office;
a home for the aged;
a nursing home;
a retirement home.

22.3.3.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CF-3 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

22.3.3.2.1 Height of Building:

Maximum	5 storeys
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22.3.3.2.2 Number of Beds:

Maximum	385
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22.3.3.2.3 That all other provisions of the CF Zone in Section 22.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

22.3.4 CF-4 DUNDAS STREET AT CLARKE STREET (KEY MAP 64)

22.3.4.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CF-4 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

an educational centre and office facility;
a school.

22.3.4.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CF-4 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

22.3.4.2.1 That all other provisions of the CF Zone in Section 22.2 of this By-Law shall apply and further that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

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COMMUNITY FACILITY ZONE (CF)**22.3.5 CF-5 NELLIS STREET **(KEY MAP 64)****

22.3.5.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CF-5 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

any use permitted in Section 22.1 of this By-law;
a farmer's market;
special and temporary sales;
specialty trade shows and exhibitions;
 a *building or structure used* for the location, installation, operation or *use* of slot machines in accordance with Ontario Regulation 690/98, attached to this By-law as Schedule "G".

22.3.5.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CF-5 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

22.3.5.2.1 For the purpose of this subsection, a 'Farmer's Market' means a market for the retail sale and exhibition of agricultural products and further processed foods and may also include the retail sale and exhibition of handmade crafts and collections for hobby purposes by local market vendors.

22.3.5.2.2 For the purpose of this subsection, 'Special and Temporary Sales' means the retail sale and exhibition of any product or products offer to the general public by one or more producer, manufacturer, distributor or retailer who is currently paying business taxes within the City of Woodstock, or agriculturally-related product or products or services by a grower, producer, manufacturer, distributor or retailer who is currently paying business taxes within the County of Oxford.

22.3.5.2.3 For the purpose of this subsection, 'Specialty Trade Shows' means shows and exhibitions with limited *accessory* sales where products or services are provided for manufacturers, wholesalers or retailers only and not intended for the general public.

22.3.5.2.4 Provision for a *Farmer's Market*:

A *Farmer's Market* shall operate for a maximum of one day per week.

22.3.5.2.5 Provision for *Special and Temporary Sales*:

Special and Temporary Sales shall be restricted to a maximum of twelve (12) such sales per calendar year and no individual sale shall exceed a period of three (3) continuous days.

22.3.5.2.6 Provision for New *Buildings or Structures*:

No new *building or structure* in the CF-5 Zone shall contain a basement below grade level.

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COMMUNITY FACILITY ZONE (CF)22.3.5.2.7 Holding Provision

Where the symbol “H” appears on a zoning map following the zone symbol CF-5, construction or paving shall not be permitted on such lands.

22.3.5.2.8 That all other provisions of the CF Zone in Section 22.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

22.3.6 **CF-6 DUFFERIN STREET EAST OF MAUD (KEY MAP 74)**

22.3.6.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CF-6 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 22.1 of this By-law;
an eating establishment.

22.3.6.2 That all other provisions of the CF Zone in Section 22.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

22.3.7 **CF-7 GRAHAM STREET (KEY MAP 56)**

22.3.7.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CF-7 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a retirement home.

22.3.7.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CF-7 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

22.3.7.2.1 Lot Frontage:

The minimum *lot frontage* shall be the *lot frontage* on an *street* existing at the time of passing of this By-Law or created as the result of a *boundary adjustment* approved by the *County Land Division Committee* or the *Ontario Municipal Board*.

22.3.7.2.2 Lot Area:

The minimum *lot area* shall be the *lot area* existing at the time of passing of this By-Law or created as the result of a *boundary adjustment* approved by the *County Land Division Committee* or the *Ontario Municipal Board*.

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22.3.7.2.3 Number of Residential Suites:

Maximum	59 suites
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22.3.7.2.4 That all other provisions of the CF Zone in Section 22.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

22.3.8 **CF-8 S/W CORNER OF PRINCESS STREET AND BEALE STREET (KEY MAP 62)**

22.3.8.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CF-8 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 22.1 of this By-law;
all uses permitted in Section 13.1 of this By-law;
a medical clinic;

22.3.8.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CF-8 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

22.3.8.2.1 Rear Yard Depth:

Minimum	4.5 metres
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22.3.8.2.2 Parking for Non-Residential Uses:

Minimum	1 space per 50 square metres of <i>gross floor area</i>
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22.3.8.2.4 That all other provisions of the C3 Zone in Section 13.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

22.3.9 **CF-9 GRAHAM STREET (KEY MAP 56)**

22.3.9.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CF-9 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 22.1 of this By-law;
a business or professional office.

22.3.9.2 That all other provisions of the CF Zone in Section 22.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

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COMMUNITY FACILITY ZONE (CF)**22.3.10 CF-10 JULIANA DRIVE AT ALBERTA AVENUE (KEY MAP 95)**

22.3.10.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CF-10 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a church.

22.3.10.2 That all other provisions of the CF Zone in Section 22.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

22.3.11 CF-11 BLOSSOM PARK ROAD (KEY MAP 25)

22.3.11.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CF-11 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 22.1 of this By-law;
a group home.

22.3.11.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CF-11 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

22.3.11.2.1 For the purpose of this subsection, a 'Group Home' means a supervised group residence used for residential purposes by three (3) or more persons, exclusive of staff, where the residents live either as a group in a single household living arrangement or in individual self-contained apartment units and where the residents, as a condition of their residency, require and receive support, supervision or treatment on an on-going basis.

22.3.11.2.2 That all other provisions of the CF Zone in Section 22.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

22.3.12 CF-12 OXFORD STREET AT DREW STREET (KEY MAP 45)

22.3.12.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CF-12 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a nursing home;
a home for the aged;
a retirement home.

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22.3.12.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CF-12 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

22.3.12.2.1 Rear Yard Depth:

Minimum 6.8 metres

22.3.12.2.2 Exterior Side Yard Width:

Minimum 7.3 metres

i) Notwithstanding subsection 22.3.12.2.2, the Minimum *Exterior Side Yard Width* required for any canopy which covers the main entrance *loading space* shall be nil.

22.3.12.2.3 Height of Building:

Maximum 4 storeys

22.3.12.2.4 That all other provisions of the CF Zone in Section 22.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

22.3.13 **CF-13 DEVONSHIRE AVENUE EAST OF CARDINAL DRIVE (KEY MAP 32)**

22.3.13.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CF-13 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a school.

22.3.13.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CF-13 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

22.3.13.2.1 Special Parking Provision for a School:

In addition to the parking requirements for a *school* as contained in Section 5.4.2, Motor Vehicle Parking Standards, a minimum of twelve (12) motor vehicle *parking spaces* for visitor parking must be provided.

22.3.13.2.2 That all other provisions of the CF Zone in Section 22.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

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COMMUNITY FACILITY ZONE (CF)**22.3.14 CF-14 JULIANA DRIVE AT FINKLE STREET (KEY MAP 102)**

22.3.14.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CF-14 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all uses permitted in Section 22.1 of this By-Law;
a business or professional office ancillary to a hospital;
a medical clinic;
a pharmacy;
a retail store for the sale of healthcare-related items.

22.3.14.2 That all the provisions of the CF Zone in Section 22.2 of this By-Law shall apply and further that all other provisions of this By-Law are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 8665-11)

22.3.15 CF-15 JULIANA DRIVE AT FINKLE STREET (KEY MAP 95)

22.3.15.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CF-15 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

a nursing home;
a home for the aged;
a retirement home.

22.3.15.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CF-15 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

22.3.15.2.1 Rear Yard Depth from Juliana Drive

Minimum	9 metres
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22.3.15.2.2 Lot Coverage

Maximum for all <i>main buildings</i> and <i>accessory buildings</i>	34% of the <i>lot area</i>
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22.3.15.2.3 Setback Requirements for Parking Areas

Minimum from Alberta Avenue	nil
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- 22.3.15.2.4 That all the provisions of the CF Zone in Section 22.2 of this By-Law shall apply and further that all other provisions of this By-Law are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 8718-11)

22.3.16 **CF-16 WEST SIDE OF MILL STREET, SOUTH OF PARKINSON ROAD (KEY MAP 85)**

- 22.3.16.1 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CF-16 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

an ambulance, police or fire depot

- 22.3.16.2 Notwithstanding any provisions of this By-Law to the contrary, no *person* shall within any CF-16 Zone *use any lot or erect, alter or use any building or structure* except in accordance with the following provisions:

- 22.3.16.2.1 *Rear Yard Depth* (Along Sales Drive):

Minimum	7.5 metres
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- 22.3.16.2.2 *Landscaped Open Space*:

Minimum	32%
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- 22.3.16.2.3 That all other provisions of the CF Zone in Section 22.2 of this By-Law shall apply and further, that all other provisions of this By-Law that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 8789-12)

22.3.17 **CF-17 HUNTER STREET AT GRAHAM STREET (KEY MAP 56)**

- 22.3.17.1 Notwithstanding any provisions of this By-Law to the contrary, no person shall within any CF-17 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except the following:

all *uses permitted* in Section 22.1 of this By-Law;
a business or professional office;
 a scientific research establishment.

June/18

COMMUNITY FACILITY ZONE (CF)

22.3.17.2 That all the provisions of the CF Zone in Section 22.2 to this By-Law, as amended, shall apply, and further that all other provisions of this By-Law, as amended, that are consistent with the provisions herein contained shall continue to apply *mutatis mutandis*.

(Added by By-Law 9212-18)

22.3.18 **CF-18 EAST OF SOUTHWOOD WAY (KEY MAP 102)**

22.3.18.1 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any CF-18 Zone *use any lot, or erect, alter or use any building or structure* for any purpose except for the following:

all uses permitted in Section 22.1 of this By-law.

22.3.18.2 Notwithstanding any provisions of this By-law to the contrary, no *person* shall within any CF-18 Zone *use any lot, or erect, alter or use any building or structure* except in accordance with the following provisions:

22.3.18.2.1 Special Provisions for a *Retirement Home*

22.3.18.2.1.1 Number of Rooms

Maximum 177

22.3.18.2.1.2 *Lot Frontage*

Minimum 9.5 m

22.3.18.2.1.3 *Interior Side Yard Width*

Minimum 4 m

- i) Except that, the minimum interior side yard width required for a canopy on the northerly side of a retirement home shall be 1.5 m, provided that the canopy is no more than 40 m wide.
- ii) Except that, the minimum interior side yard width required for a canopy on the southerly side of a retirement home shall be 2.8 m, provided that the canopy is no more than 40 m wide.

22.3.18.2.1.4 *Parking Spaces*

Minimum 48

22.3.18.2.1.5 *Parking Area Setbacks, Access Aisles and Loading Spaces*

May/19

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Notwithstanding any other provision of this Zoning By-law to the contrary, Section 5.4.1.7 (Access to *Parking Space*), Section 5.4.4.1 – Table 7 (Yards Where *Parking Areas* are Permitted), Section 5.4.4.2 – Table 8 (*Setback* Requirements for *Parking Area*) and Section 5.4.5.1 – Table 9 (*Loading Space* Requirements), shall not apply within the CF-18 Zone.

- 22.3.18.3 That all provisions of the CF Zone in Section 22.2 to this By-law, as amended, shall apply and further, that all other provisions of the By-law, as amended, that are consistent with the provisions herein contained shall continue to apply mutatis mutandis.

(Added by By-Law 9302-19)

May/19